18th. That, by reason of the physical condition of the buildings and improvements on the land of said trust estate and the present unusual high market value of real estate in Frederick City, Maryland, and by reason of the small nett amount of income or rentals now and for years past coming into the hands of your Petitioners, Abram Kemp Keefer and Jacob Rohrback, Trustees under the terms of the last Will and Testament of Margaret E.S. Hood, believe it to be advantageous and to the best interests of said trust estate now and to subserve the ultimate purpose for which said trust estate was created under the terms of the last Will of said Margaret E.S. Hood, deceased, that the same be now dold at the gross figure above named, as offered and contained in said "Exhibit Despeaux and David", as the best market price now obtainable for said real estate;

That your Petitioners, Samuel G. Duvall, Jacob Rohrback and Henri L. G. Kieffer, Trustess as 19th. afcresaid, in succession to the three original Trustees named in and under the terms of the last Will and Testament, "Exhibit M.C.A.No.1", and of the Codicil thereto, "Exhibit M.C.A.No.2", of the said Margaret C.Artz, deceased, prospectively and in remainder to receive the title ao all of said trust estate the real estate named in said "Exhibit B", "Exhibit C", "Exhibit D", filed in this cause, after the death of said Victorine T.Artz, life tenant, for the reasons afcresaid mentioned in the proceeding paragraph also believe it to be advantageous and to the best interests of said trust estate now and to subserve the ullimate purpose for which said trust estate was creathed under the terms of the lat Will of said Margaret E.S. Hood, deceased, and to subserve the ultimate purpose for which the trust estate was created under the terms of the last Will of said Margaret C.Artz, deceased, that the said real estate named in said "Exhibit B", "Exhibit C", and "Exhibit D" as filed in this case, be now sold by Abram Kemp Keefer and Jacob Rohrback, Trustees under the Will of said Margare: k.S. Hood, deceased, at the gross figure above named as offered and contained in said #"Exhibit Despeaux and Davis", as the best marked price now obtainable for said real estate. That your Petitioners. "Hood College of Frederick, Maryland", formerly called "The Womans 20th. College of Frederick, Maryland", prospectively and in contingent remainder to receive a Deed granting and conveying unto it all of the real estate named in said "Exhibit C" and "Exhibit D", filed in this cause, "in the event the said estate in remainder of the said Mrs. Margaret C. Arts will not come into bhe hands of said Library Trustees, and the said "The C. Burr Artz Library" will not for that, or any reason be established in Frederick City, Maryland", for the reasons aforesaid mentioned in paragraph 18 also believe it to be advantageous and to the best interests of said trust estate now and to subserve the ultimate purpose for which said trust estate was created under the terms of the last Will of said Margaret E.S. Hood, deceased, and to subserve the ultimate purpose for which the trust estate was cretaed under the terms of the last Will of said Margaret C. Artz. deceased. that the said real estate named in said "Exhibit B", "Exhibit C" and "ExhibitD" as filed in this case be now sold by Abram Kemp Keefer and Jacob Rohrback, Trustees under the Will of said Margaret L.S. Hood, deceased, at the gross figure above named as offered and contained in said "Exhibit Despeaux and Davis" as the best market price now obtainable for said real estate.

21st. That, your Petitioners file herewith as a part hereof a written Certificate of Grayson H. Mercer, a well known and experienced Realtor of Frederick City, Maryland, and who was the next highest bidder at private sale for said real estate for an undisclosed principal, and who certified unto your Honorable Court that the sum of money offered for all of said real estate by said Frank H. Despeaux and David F. Davis to be the highest and best market value of said real estate at this time, to the best of his knowledge, information and belief, said Certificate as filed herewith being marked "Exhibit G.H.M."

That, your Petitioners, Abram Kemp Keefer and Jacob Rohrback, Trustees under the terms of the last Will of Margaret E.S. Hood, deceased, Henri L.G. Kieffer, Samuel G. Duvall and Jacon Pohrback, Trustees under the terms of the last Will and Testament of Mrs. Margaret C. Arus, late of Chicago, State of Illinois, deceased, and "Bood Collage of Frederick, Maryland", formerly called "The Womans College of Frederick, Maryland"; are all of the parties with interest in the said real estate now